157.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,800 / 848,800
					USE VALUE:	848,800 / 848,800
					ASSESSED:	848,800 / 848,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCARCHILLI NICHOLAS J & AMBER
Owner 2:	
Owner 3:	
Street 1:	119 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOMBARA MARIA I/JOHN J -
Owner 2:	-
Street 1:	119 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 2622 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	428,800		420,000	848,800
Total Card	0.138	428,800		420,000	848,800
Total Parcel	0.138	428,800		420,000	848,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.72 | /Parcel: 323.7

Legal Description

User Acct 104149

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0001-0004.0

!12256!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,900	0	6,000.	420,000	848,900	848,900	Year End Roll	12/18/2019
2019	101	FV	321,400	0	6,000.	420,000	741,400	741,400	Year End Roll	1/3/2019
2018	101	FV	321,400	0	6,000.	354,000	675,400	675,400	Year End Roll	12/20/2017
2017	101	FV	321,400	0	6,000.	324,000	645,400	645,400	Year End Roll	1/3/2017
2016	101	FV	261,000	0	6,000.	276,000	537,000	537,000	Year End	1/4/2016
2015	101	FV	246,500	0	6,000.	240,000	486,500	486,500	Year End Roll	12/11/2014
2014	101	FV	246,500	0	6,000.	222,000	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	246,500	0	6,000.	211,200	457,700	457,700		12/13/2012

PRINT

Date	Time
12/11/20	02:21:35

LAST REV

Date	Time
10/15/18	11:37:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOMBARA MARIA I	65481-38		6/4/2015		825,000	No	No		
BOMBARA MARIA I	52347-286		3/4/2009	Family	100	No	No		
ST GEORGE EARL	48165-38		9/14/2006	Change>Sale	392,500	No	No		
ST GEORGE ISABE	34843-419		2/19/2002	Family	1	No	No		
	8747-437		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	104149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	583	Add Bath	31,765					add bath reno bath
10/6/2010	2098	Manual	2,355					ATTIC INSULATION
12/5/2006	1053	Porch	12,000	C		G8	GR FY08	re-build porch wit
10/4/2006	843	Redo Kit	15,000	C		G8	GR FY08	re-do 2 baths
9/29/2006	822	Redo Kit	1,000	C				bath re-do

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/3/2016	Sales Review	PT	Paul T
11/3/2008	Meas/Inspect	355	PATRIOT
1/18/2007	Permit Visit	BR	B Rossignol
1/16/2007	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/29/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15921426
Const Adj.:	0.98990101
Adj $ / SQ:	149.176
Other Features:	94670
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480729
Depreciation:	51919
Depreciated Total:	428810

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

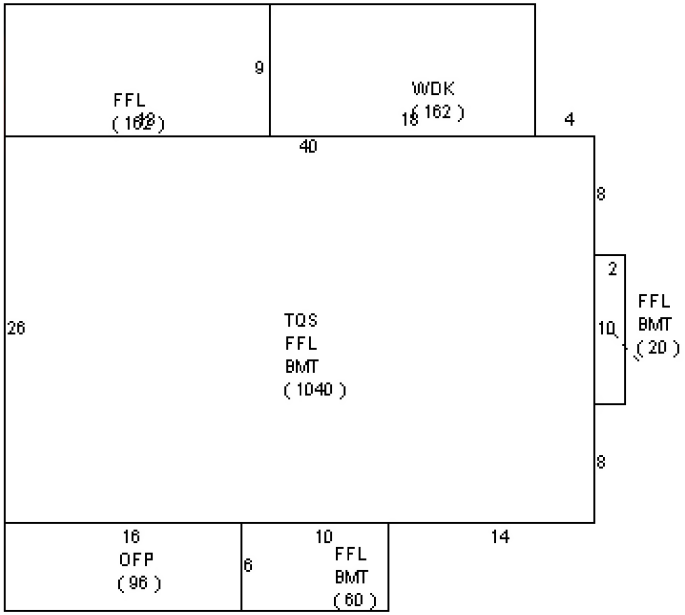
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.18
Special Features:	0	Val/Su Net:	124.65
Final Total:	428800	Val/Su SzAd	207.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	149.180	191,244
BMT	Basement	1,120	65.450	73,305
TQS	3/4 Story	780	149.180	116,357
WDK	Deck	162	12.050	1,952
OFP	Open Porch	96	33.350	3,201
	Net Sketched Area:	3,440	Total:	386,059

Size Ad	2062	Gross Are	3700	FinArea	2622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc